

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On September 3, 2013 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on September 3, 2013 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice Chairman  
Bruce Josephy, Secretary  
Mark A. Norman  
John P. Valengavich

**Members Absent:** Pasquale A. Pepe

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

### OPEN SESSION

**ACCEPTANCE OF MINUTES OF AUGUST 26, 2013.** Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 26, 2013. The motion passed unanimously.

### COMMUNICATIONS

### REAL ESTATE- UNFINISHED BUSINESS

### REAL ESTATE- NEW BUSINESS

**PRB #** 13-185      **Transaction/Contract Type:** RE / Conveyance  
**Origin/Client:** DOT / DOT  
**Project Number:** 18-89-48A  
**Grantee:** Town of Brookfield  
**Property:** Westerly side of State Rte. 7 & adjacent to Meadow Brook Manor, Brookfield  
**Project Purpose:** Conveyance of land to the Town of Brookfield  
**Item Purpose:** Conveyance of approximately 4.78-acres of land to the Town of Brookfield for "municipal drainage purposes" required to potentially alleviate flooding conditions in the Meadowbrook Manor subdivision.

Staff reported that the subject property is a portion of 11.05 acres acquired in 1973 for U. S. Route 7. In August 2012, the Town of Brookfield contacted DOT regarding heavy rainfall causing significant flooding in the Meadowbrook Manor neighborhood, a residential subdivision westerly of Route 7. It provided DOT with an engineering report from Michael J. Lillis, P. E. of CCA, LLC. The Town seeks to alleviate flooding conditions believed to be caused by inadequate culvert capacity to convey the headwaters of Limekiln Brook through the residential subdivision.

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Brookfield proposes to pipe discharge flows from Limekiln Brook to a plunge pool installed 12 years ago by a private developer at Meadowbrook Road. The discharge would then travel north through a broad wetland to and through Hoyt's Pond and another wetland (wetlands and pond in release area on State land) to the former Fairfield Resources quarry pond.

A release of approximately 11 acres was reviewed by DOT Hydraulics and Drainage Unit. Initially, it appears the Town was requesting a drainage easement/right of way. Subsequently DOT determined to prepare a property release so that the flow diversion would occur on town property, alleviating the State's responsibility for any environmental, maintenance or liability issues arising from the proposed water diversion. DOT required access to maintain the Route 7 out falls and drainage channels and swales, including a sedimentation basin (shown on the right of way survey) near Hoyt's Pond.

In an email dated 12/11/12, DOT Hydraulics and Drainage Unit stipulated that the State (1) maintain ownership to the toe of the slope; and (2) maintain ownership of enough property at two drainage outlets to Hoyt's Pond so that DOT maintenance can perform activities necessary to ensure the Route 7 drainage systems continue to function properly.

The right of way survey dated April 2013 describes a release area of 4.78 acres. The survey indicates the location of the toe of the slope; it also shows that the outlets for two drainage pipes remain on State land, as does the entire stormwater detention pond. Drainage rights and an easement to slope are reserved in favor of the State. The deed stipulates that the land is conveyed for "municipal drainage purposes."

Staff recommended Board approval for the following reasons:

1. CGS Section 13a-80 gives DOT the authority to release excess land to a municipality
2. DOT notified the legislative delegation as required by 13a-80(a).
3. No appraisal is required for land released to a municipality. Since the property was acquired in 1973, there is no requirement to notify the prior owner of the sale.
4. The deed recites that the conveyance is for municipal drainage purposes.
5. The survey map indicates that DOT has retained ownership or property rights interests adequate to maintain the slope as well as the State's right to drain over the release area. Stormwater detention pond and discharge pipes necessary for the Route 7 drainage system remain on State property.

### ARCHITECT-ENGINEER - UNFINISHED BUSINESS

<b>PRB#</b>	<b>13-142</b>	<b>Transaction/Contract Type:</b>	AE / Commission Letter
<b>Project Number:</b>	BI-RC-339	<b>Origin/Client:</b>	DCS/CCSU
<b>Contract:</b>	BI-RC-339-ENG		Commission Letter #3
<b>Consultant:</b>	Lawrence Mechanical, P.C.		
<b>Property:</b>	Central Connecticut State University, New Britain		
<b>Project Purpose:</b>	Campus Wide HVAC Improvements Project		
<b>Item Purpose:</b>	Commission Letter #3 to compensate the consultant for expanded construction administration services required for the Phase II & III Improvements.		

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Since the Board's initial suspension of this file, Deputy Commissioner Salemi met with the Board on August 26<sup>th</sup> and August 29<sup>th</sup> to discuss this project in more detail. The Commissioner as well as his staff provided the Board additional background information related to the project fee structure. Additionally, DCS has discussed with the Board the fact that some of the support and oversight related to radiographic welding inspections could have been considered special services under the contract terms. Based on the additional information provided, staff recommended that the Board approve Commission Letter #3 in the amount of \$55,000 for Lawrence Mechanical, P.C. to provide extended project construction administration services.

### ARCHITECT-ENGINEER – NEW BUSINESS

<b>PRB#</b>	<b>13-184</b>	<b>Transaction/Contract Type:</b>	AE / New Contract
<b>Project Number:</b>	BI-T-604	<b>Origin/Client:</b>	DCS/DEEP
<b>Contract:</b>	BI-T-604-ENG		
<b>Consultant:</b>	Stantec Consulting Services, Inc.		
<b>Property:</b>	Silver Sands State Park, Milford		
<b>Project Purpose:</b>	Phase IB Enhancements Project		
<b>Item Purpose:</b>	New contract to compensate the consultant for design through construction phase services for various upgrades and improvements at Silver Sands State Park.		

Staff reported that in general the project involves the design and construction of various improvements at Silver Sands State Park in Milford including new lifeguard and first aid stations, new bathhouses with changing rooms, a concession stand area, a separate family public picnic area, a revised entrance road, new utility infrastructure and various site amenities. The overall project budget has been established at \$6,245,800 with \$4,258,000 allocated for construction.

In October 2012 the Department of Construction Services (“DCS”) issued a Request for Qualifications (RFQ) for Architect & Consultant Design Teams related to the Silver Sands State Park Improvements Project. DCS elicited nine responses to the advertisement of which all but one of the respondents were considered “responsive”. After completion of the internal review process, four firms were selected for short-listed interviews. These firms were: Diversified Technologies Consultants, Inc.; Greg Wies & Gardner Architects, LLC; Silver Petrucelli & Associates, Inc.; and Stantec Consulting Services, Inc. The State Selection Panel consisted of 5 members and interviewed each firm for evaluation purposes based upon an established weighted ranking system. At the conclusion of the process DCS identified, Stantec Consulting Services, Inc. (“SCS”) as the most qualified firm.

This contract is for Architect/Engineer Consultant Design Team Services for the completion of the Silver Sands State Park Improvements Project from the initiation of the design phase through the completion of construction. The overall compensation rate for this basic service is \$375,000 with an additional \$38,900 for special services. As such the total project fee is \$413,900. The special services detailed in the project scope include surveys, wetland mapping and geotechnical engineering. DCS has confirmed for SPRB that funding is available for this contract. Project funding was approved by the State Bond Commission January 2013.

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Staff recommended that SPRB Approve the Contract for Stantec Consulting Services, Inc to provide design related services at the Silver Sands Phase I Enhancements Project. The overall basic services rate of 8.81% is within the established guideline rate of 10.00 % for this Group B Renovation Project.

**OTHER BUSINESS**

The Board took the following votes in Open Session:

**PRB FILE #13-142-** Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #13-142 with the following note: *The Board recognizes that upon approval this contract will exceed the DCS Guideline Rates for construction administration services. Based on the outcome of two meetings with the Deputy Commissioner all parties have agreed that this submittal was unique and does not establish a fee precedent going forward. It is also understood that if a similar situation occurs in the future, the Board will be contacted at the initiation of the contract revision process to ensure that all parties in the approval process are aware of the circumstances.* The motion passed unanimously.

**PRB FILE #13-184-** Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #13-184. The motion passed unanimously.

**PRB FILE #13-185-** Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #13-185. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary